



Entered on Docket  
October 31, 2007

Rim Bi

Hon. Linda B. Riegle  
United States Bankruptcy Judge

**LEWIS AND ROCA LLP**  
3993 Howard Hughes Parkway, Suite 600  
Las Vegas, NV 89169-5996  
Facsimile (702) 949-8321  
Telephone (702) 949-8320

Susan M. Freeman AZ State Bar No. 004199  
Email: [sfreeman@lrlaw.com](mailto:sfreeman@lrlaw.com)  
Rob Charles NV State Bar No. 006593  
Email: [rcharles@lrlaw.com](mailto:rcharles@lrlaw.com)  
John Hinderaker AZ State Bar No. 018024  
Email: [jhindera@lrlaw.com](mailto:jhindera@lrlaw.com)

*Attorneys for USACM Liquidating Trust*

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In re:

## USA COMMERCIAL MORTGAGE COMPANY,

## USA CAPITAL REALTY ADVISORS, LLC,

**USA CAPITAL DIVERSIFIED TRUST  
DEED FUND, LLC,**

**USA CAPITAL FIRST TRUST DEED  
FUND, LLC.**

USA SECURITIES, LLC,  
Debtors.

Case No. BK-S-06-10725-LBR  
Case No. BK-S-06-10726-LBR  
Case No. BK-S-06-10727-LBR  
Case No. BK-S-06-10728-LBR  
Case No. BK-S-06-10729-LBR

CHAPTER 11

Jointly Administered Under Case No.  
BK-S-06-10725 LBR

Date of Hearing: October 15, 2007  
Time of Hearing: 9:30 a.m.

### Affects:

- All Debtors
- USA Commercial Mortgage Company
- USA Capital Realty Advisors, LLC
- USA Capital Diversified Trust Deed Fund, LLC
- USA Capital First Trust Deed Fund, LLC
- USA Securities, LLC

1           **ORDER SUSTAINING THE USACM LIQUIDATING TRUST'S OBJECTION TO**  
2           **CLAIM NO(S). 10725-00639 FILED BY ROY VENTURA AS IMPROPERLY**  
3           **ASSERTING SECURED STATUS**

4           Roy Ventura filed Proof of Claim No(s). 10725-00639, which asserted a secured  
5           claim(s) against USA Commercial Mortgage Company (“USACM”).

6           The USACM Liquidating Trust (the “USACM Trust”) filed its Twenty-Seventh  
7           Omnibus Objection [DE 3185] (the “Objection”), which challenged Roy Ventura’s  
8           assertion of secured status and sought to have the Court reclassify Roy Ventura’s claim(s)  
9           as a general unsecured claim(s). The Appropriate notice of the Objection was given.

10          Roy Ventura filed a Response to the Objection [DE 3426].

11          The USACM Trust filed its Motion for Summary Judgment Regarding (1)  
12          Responses to the USACM Trust’s First Through Thirty-Third Omnibus Objections to  
13          Claims Asserting a Secured Status; (2) Responses to USACM Trust’s First through Third  
14          Omnibus Objections to Claims Asserting a Priority Status; and (3) Newly Alleged Secured  
15          and Priority Claims (the “Motion”) [DE 4291]. The Motion sought summary judgment on  
16          the Objection and asked that the Court sustain the Objection. Appropriate notice of the  
17          Motion was given to Roy Ventura.

18          Roy Ventura did not respond to the Motion.

19          The Court heard the Motion on October 15, 2007. Roy Ventura did not appear at  
20          the hearing to contest the Motion.

21          Based upon the foregoing and good cause appearing,

22           **IT IS HEREBY ORDERED:**

23          1.       Granting the Motion [DE 4291] as it relates to Proof of Claim No(s). 10725-  
24          00639 filed by Roy Ventura;

25          2.       Sustaining the Twenty-Seventh Objection [DE 3185] as it relates to Proof of  
26          Claim No(s). 10725-00639 filed by Roy Ventura; and

1       3.      Reclassifying Proof of Claim No(s). 10725-00639 filed by Roy Ventura as a  
2 general unsecured claim(s) subject to further objection by the USACM Liquidating Trust.

3                  # # #

4 PREPARED AND SUBMITTED:

5 **LEWIS AND ROCA LLP**

6 By: /s/ RC (#0006593)  
7                  Susan M. Freeman (pro hac vice)  
8                  Rob Charles  
9                  John Hinderaker (pro hac vice)  
10                 *Attorneys for USACM Liquidating Trust*

1 CERTIFICATION OF COUNSEL PURSUANT TO LOCAL RULE 9021

2 In accordance with Local Rule 9021, the undersigned certifies:

3    The Court waived the requirements of LR 9021.

4    I have delivered a copy of this proposed order to all counsel who appeared at the  
5 hearing, any unrepresented parties who appeared at the hearing, and any trustee  
6 appointed in this case, and each has approved or disapproved the order, or failed  
7 to respond, as indicated below:

8    approved the form of this order;

9       waived the right to review the order;

10      failed to file and serve papers in accordance with LR 9021(c); and/or

11      failed to sign and return this proposed order within five (5) business days  
12       in accordance with LR 9021(b).

13    I have delivered a copy of this proposed order to all attorneys and unrepresented  
14 parties who appeared at the hearing regarding this matter and/or who filed a  
15 written objection and all have either approved the form of this order, waived the  
16 right to review the order, failed to file and serve papers in accordance with LR  
17 9021(c) and the following have disapproved the form of the order.

18    No opposition was filed and no other party or counsel appeared at the hearing.

19 **LEWIS AND ROCA LLP**

20 By: /s/ RC (#0006593)

21 Susan M. Freeman

22 Rob Charles

23 *Attorneys for USACM Liquidating Trust*

24

25

26